A Waterfront Town

Treasure Coast Regional Planning Council
The Master Plan
Proposed Zoning
NON SIGNALIZED INTERSECTION – TURN BAY PARAMETERS

• At 35 mph speed, need 155” deceleration and taper to back of queue
• With 50” taper, need 105” deceleration lane length
• Allow 40” queuing distance = 2 cars
• 2 cars stacking allows for 60 left-turns in peak hour
• The 155” deceleration and taper is goal, may be reduced if some geometries dictate
The Importance Of The Code

Riverfront District
Commercial Corridor
US 1

Mixed Use Building Requirements:
Maximum Lot Size, square feet  N/A
Maximum Lot Width, feet       125
Minimum Lot Width, feet       50
Maximum Lot Coverage, percentage 80
Maximum Lot Depth, feet        N/A
Maximum Building Size, square feet 30,000
Maximum Square Footage Per Use 10,000
Maximum Building Frontage, percentage 80
Minimum Building Frontage, percentage 50
Required Front Setback, feet  0
Allowed Front Setback Encroachment, feet N/A
Allowed Front Setback Encroachment
Second Floor, percent/feet  100/8
Minimum Side Setback          15
Allowed Side Setback Encroachment  10
Allowed Side Setback Encroachment
Second Floor, percent/feet  100/10
Minimum Rear Setback, feet    40
Maximum Building Height, feet  35
Minimum Building Height       20
Maximum Parking Requirement:
Retail/Office                    2.5/1000
Residential                      1/unit
Parking in rear
Central Park: The Downtown District
• 128 parking spaces (double depth)
• 3 60’ x 100’ developable lots
• 5 50 ‘x 100’ waterfront lots
FELLSMERE BOULEVARD - Existing

- Travel Lanes
- Swale
- Sidewalk

25' Street

90' Row
FELLSMERE BOULEVARD - Proposed

SIDEWALK | PLANter | Travellane | GREEN/CLOCK TOWER | TRAVEL LANE | PLANter | SIDEWALK

35' STREET

90' ROW
Dealing With Parking
Riverfront District

Central Park
Fellemere Blvd. & Harrison St.

Mixed Use Building Requirements:
- Maximum Lot Size, square feet: 6000
- Maximum Lot Width, feet: 100
- Maximum Lot Coverage, percentage: 100
- Maximum Lot Depth, feet: 60
- Maximum Building Size, square feet: 24,000
- Maximum Building Frontage, percentage: 100
- Required Front Setback, feet: 0
- Allowed Front Setback Encroachment, feet: N/A
- Required Rear Setback, feet: 0
- Allowed Rear Setback Encroachment, feet: N/A
- Maximum Building Height, feet: 30
- Minimum Building Height, feet: 20
- Parking Requirement: 0
- Parking Placement: Center & Central Parking

Uses:
- Ground Floor: Retail Only
- Second/Third Floor: Residential/Office
- Fourth Floor: Residential Only
The New Marina
The Yacht Club
- 58 parking spaces (double depth)
- 40 parking spaces + on-street parking
- 600’ of developable frontage
MAIN STREET - Existing

- Sidewalk
- Angled Parking
- Travel Lanes

43' Street
100' Row
WASHINGTON STREET - Existing

- Travel Lanes
- Swale
- Sidewalk
- 35' Street
- 85' Row
WASHINGTON STREET - Proposed

PARALLEL PARKING  PLANTER  SIDEWALK  PLANTER  PARALLEL PARKING  TRAVEL LANES  PARALLEL PARKING  PLANTER  SIDEWALK

35' STREET

85' ROW
RIVERFRONT DISTRICT

MAIN STREET

Main Street

Mixed Use Building Requirements:
- Maximum Lot Size, square feet: N/A
- Maximum Lot Width, feet: 75
- Maximum Lot Coverage, percentage: 80
- Maximum Lot Depth, feet: N/A
- Maximum Building Size, square feet: 22,500
- Maximum Building Frontage, percentage: 100
- Minimum Building Frontage, percentage: 70
- Required Front Setback, feet: 0
- Allowed Front Setback Encroachment, feet: N/A
- Allowed Front Setback Encroachment
  - Second Floor, percent/set: 100/8
  - Minimum Side Setback: N/A
  - Allowed Side Setback Encroachment: N/A
  - Allowed Side Setback Encroachment
  - Second Floor, percent/set: N/A
  - Minimum Rear Setback, feet: 5
  - Maximum Building Height, feet: 35
  - Minimum Building Height: 20
  - Maximum Parking Requirement:
    - Retail/Office: 2.5/1000
    - Residential: 1/unit
    - Parking in rear

MAIN STREET - Proposed
**Riverfront District**

**WATERFRONT**
Indian River Drive (Western Side)

<table>
<thead>
<tr>
<th>Mixed Use Building Requirements:</th>
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</thead>
<tbody>
<tr>
<td>Maximum Lot Size, square feet</td>
<td>N/A</td>
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<tr>
<td>Maximum Lot Width, feet</td>
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<tr>
<td>Minimum Lot Width</td>
<td>25</td>
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<tr>
<td>Maximum Lot Coverage, percentage</td>
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<tr>
<td>Maximum Lot Depth, feet</td>
<td>N/A</td>
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<td>Minimum Building Frontage, percentage</td>
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<tr>
<td>Minimum Building Frontage, percentage</td>
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<td>Required Front Setback, feet</td>
<td>20</td>
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<tr>
<td>Allowed Front Setback Encroachment, feet</td>
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<tr>
<td>Second Floor, percent/feet</td>
<td>100/12</td>
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<td>Minimum Side Setback</td>
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<td>Allowed Side Setback Encroachment</td>
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<td>Maximum Building Height, feet</td>
<td>35</td>
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<td>Minimum Building Height</td>
<td>20</td>
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**Maximum Parking Requirement:**
- Retail/Office: 2.5/1000
- Residential: 1/unit
- Parking in rear
Riverfront District

Waterfront
Indian River Drive (Eastern Side)

Mixed Use Building Requirements
Maximum Lot Size, square feet: N/A
Maximum Lot Width, feet: 100
Minimum Lot Width: 25
Maximum Lot Coverage, percentage: 40
Maximum Lot Depth, feet: N/A
Maximum Building Size, square feet: N/A
Maximum Building Frontage, percentage: 60
Minimum Building Frontage, percentage: N/A
Required Front Setback, feet: 0
Allowed Front Setback Encroachment, feet: N/A
Allowed Front Setback Encroachment Second Floor, percent/feet: 100/8
Minimum Side Setback: 15
Allowed Side Setback Encroachment: 10
Allowed Side Setback Encroachment Second Floor, percent/feet: 100/10
Minimum Rear Setback, feet: N/A
Maximum Building Height, feet: 25
Minimum Building Height: 15
Minimum Parking Requirement:
Retail/Office: 2.5/1000
Residential: 1/unit
Parking in rear
Central Avenue & The Neighborhoods
JEFFERSON STREET - Existing

TRAVEL LANES

35' STREET

85' ROW
JEFFERSON STREET - Proposed

SIDEWALK  PLANter  PARALLEL PARKING  TRAVEL Lanes  PARALLEL PARKING  PLANter  SIDEWALK

35' STREET

85' ROW
Riverfront District
Neighborhood Streets

Mixed Use Building Requirements:
Maximum Lot Size, square feet
Maximum Lot Width, feet
Maximum Lot Coverage, percentage
Maximum Lot Depth, feet
Maximum Building Size, square feet
Maximum Building Frontage, percentage
Minimum Building Frontage, percentage
Required Front Setback, feet
Allowed Front Setback Encroachment, feet
Allowed Front Setback Encroachment
Second Floor, percent/feet
Minimum Side Setback
Allowed Side Setback Encroachment
Allowed Side Setback Encroachment
Second Floor, percent/feet
Minimum Rear Setback, feet
Maximum Building Height, feet
Minimum Building Height
Density
Architectural Design Guidelines
# What To Do Next

<table>
<thead>
<tr>
<th>INSTITUTIONAL</th>
<th>PHYSICAL</th>
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<tbody>
<tr>
<td>Adopt the master plan</td>
<td>US 1</td>
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<tr>
<td>Meet with FDOT</td>
<td>Re-organize parking on waterfront lots</td>
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<tr>
<td>Adopt the changes to your zoning code</td>
<td>City Marina</td>
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<td>Adopt architectural design guidelines</td>
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<td>Hire an urban designer</td>
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<td>Create a “TO DO” list for your streets</td>
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